

## RETAIL FOR SUBLEASE

80 GREEN BAY ROAD, WINNETKA



### OFFERING SUMMARY

<b>AVAILABLE SF</b>	8,500 - 11,800 SF
<b>LEASE RATE</b>	\$16.00 / SF, Net
<b>OUTDOOR PARKING</b>	20 spaces
<b>BUILDING SIZE</b>	11,800 SF
<b>ZONING</b>	C-1

### PROPERTY OVERVIEW

Freestanding Retail Available for Sublease through December, 2028  
High Visibility on busy Green Bay just south of Winnetka Avenue  
One block to Indian Hill station on Metra's UP-N line  
Pace #213 bus stop in front  
Two blocks from New Trier High School

### PROPERTY HIGHLIGHTS

- Former car dealership; divisible to 8,500 sf
- 3,300 sf showroom with floor-to-ceiling windows, manager office
- 8,500 sf bow truss clear span service area with loft storage, epoxy & polished concrete floors
- 2 overhead doors 8' high - room in lintel for 14' clear height
- 16' to the joist, 20' to the arc of the bow in service area
- Triple catch basin & trench drains
- Air lines & central vacuum system
- Drive-through capability. Sprinklered, pull-down fire alarm
- For showings call Brian 773-392-3413

**KELLER WILLIAMS CHICAGO-O'HARE**  
8750 W. Bryn Mawr,  
Ste. 110E  
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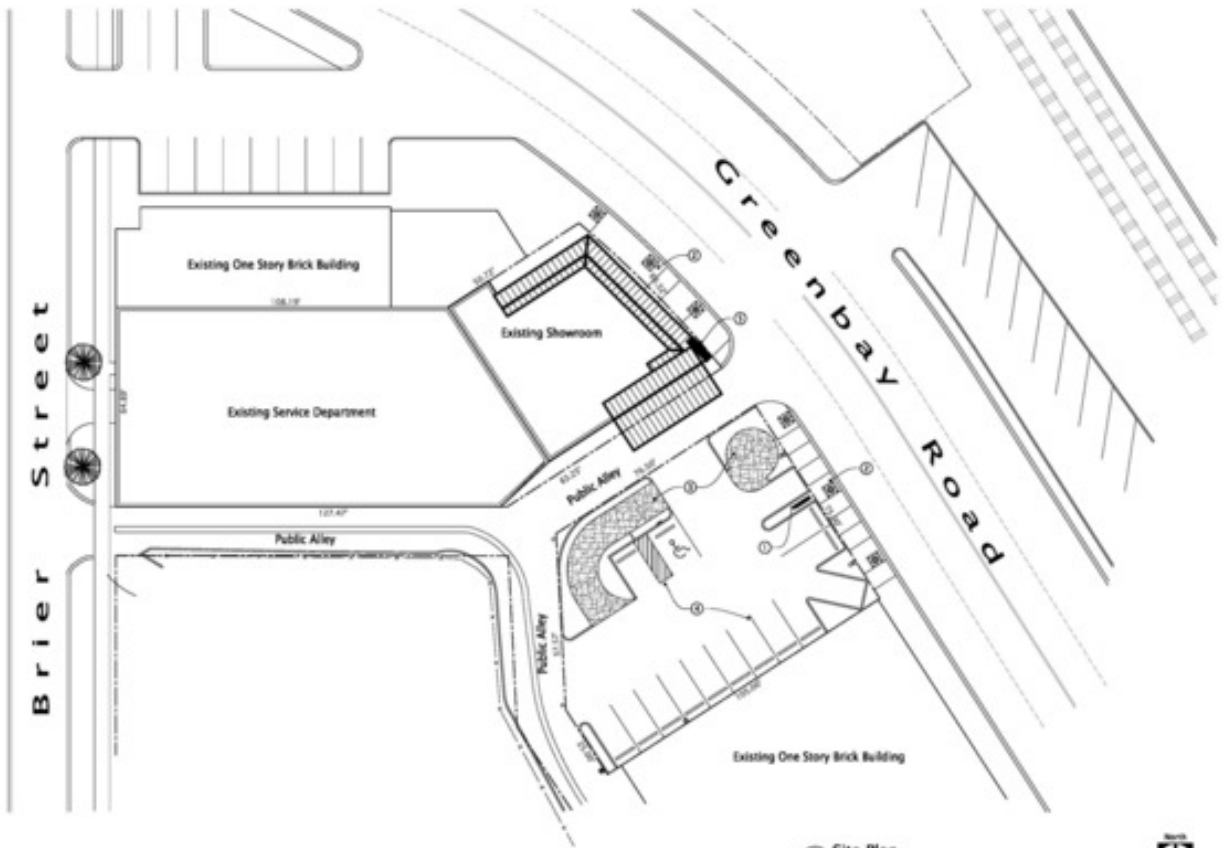
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**A Site Plan**  
Scale: 1" = 20'-0"

**Building Notes**

- ① New branding palm signage to replace existing palm signage per number of record specifications. Verify exact location in field and power requirements with vendor of record.
- ② Existing tree poles to remain- top.
- ③ Existing Articulation Display and Demonstration Course to remain.
- ④ Existing parking striping to remain- top.
- ⑤ Existing Land Rover Plan to be refreshed with aluminum composite panels and new signage per number of record. See details on sheet A2.1, A2.2 and A2.3.

Land Rover Signage Vendor of Record  
**Pattison Sign Group**

Contact Information:  
Anthony DiStasio  
414.791.4458  
adstasio@pattisonsg.com

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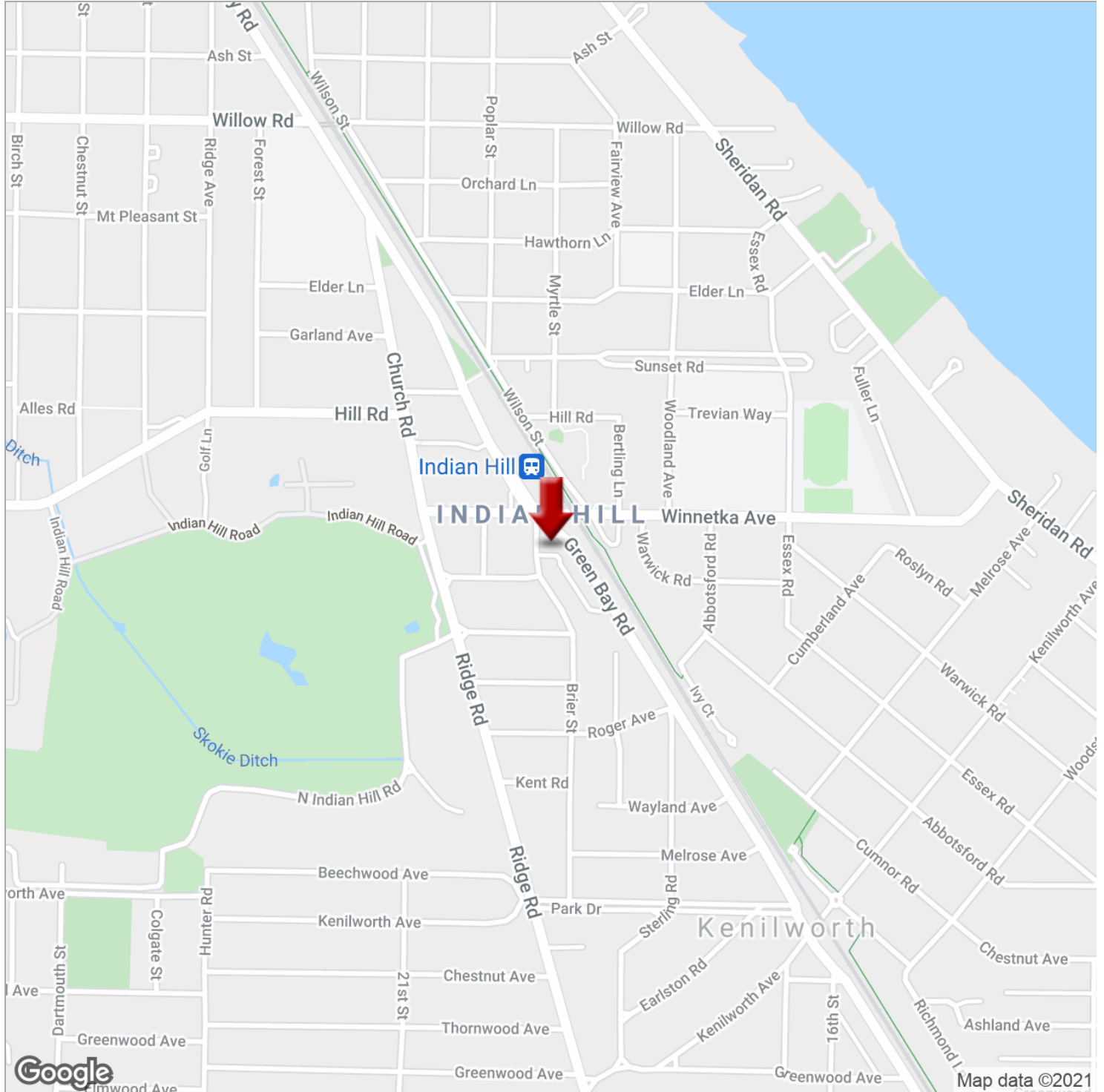
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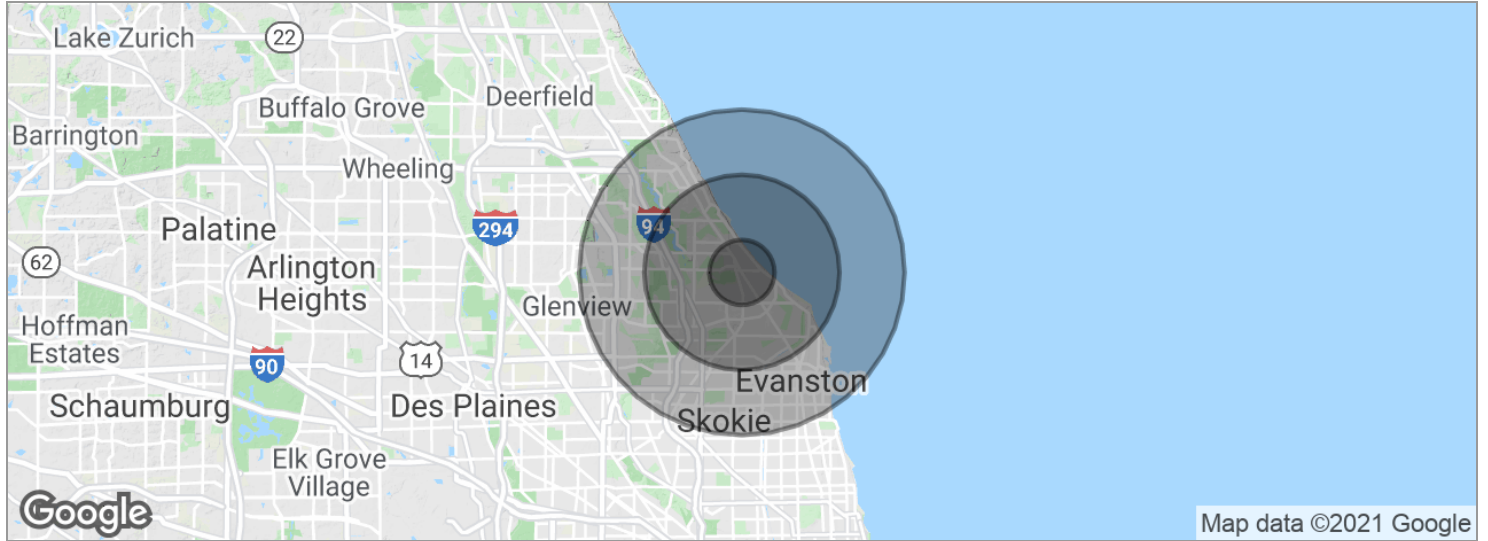
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,154	76,322	211,182
Median age	40.4	43.4	41.4
Median age (male)	40.5	42.4	40.1
Median age (Female)	40.3	44.5	42.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,888	27,747	77,075
# of persons per HH	3.2	2.8	2.7
Average HH income	\$307,374	\$193,433	\$143,659
Average house value	\$907,323	\$679,537	\$600,331

*\* Demographic data derived from 2010 US Census*

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